



## 3 Rosedale Avenue, Liverpool, L23 0UG

£270,000

Welcome to this fantastic four-bedroom semi-detached home situated in a highly sought-after location on Rosedale Avenue in the heart of Crosby. With outstanding local schools, easy access to Crosby Village, and a wealth of shops, restaurants, and amenities just a short stroll away, this property is ideal for families and professionals alike.

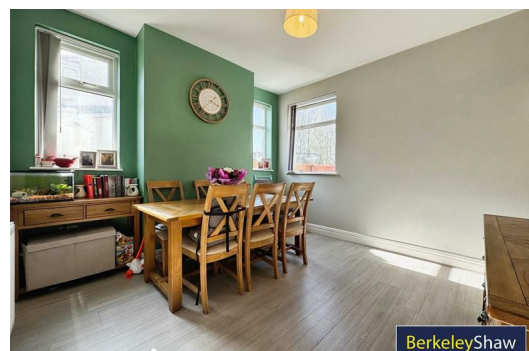
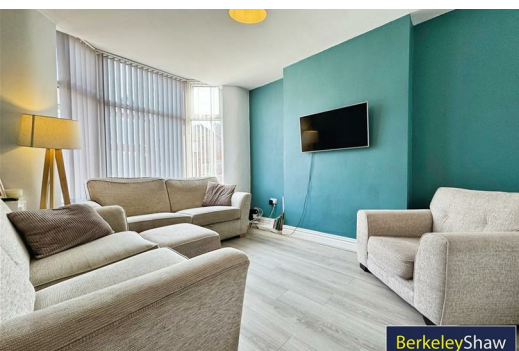
Stepping inside, you are greeted by a bright and welcoming entrance hall leading to a bay-fronted living room, perfect for relaxing in natural light. The spacious dining room benefits from dual-aspect windows, creating a bright and inviting space ideal for entertaining. The modern fitted kitchen is well-equipped with a range of integrated appliances and offers convenient access to the rear yard.

Upstairs, the spacious landing leads to four versatile bedrooms, one of which is currently utilised as a walk-in wardrobe, offering ample storage space. A stylish three-piece family bathroom completes the first floor.

Externally, the property boasts a generous walled and gated rear yard, providing a private outdoor retreat, with communal alley access leading to a storage unit. Further benefits include double glazing and gas central heating, ensuring comfort and efficiency year-round.

With its prime location, spacious layout, and modern features, this home is a must-see for anyone looking to settle in the heart of Crosby.

Arrange your viewing today!





## Hallway

Laminate floor & radiator.

## Living room

Double glazed windows to bay, radiator & laminate floor.

## Dining room

2 x double glazed windows, radiator & laminate floor.

## Kitchen

2 x double glazed windows, UPVC door to rear yard, range of wall & base units, stainless steel sink, combi boiler, laminate floor, radiator, extractor hood, gas burning hob, electric oven & space for washing machine.

## Landing

Loft access & spotlights.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

2 x Double glazed windows & radiator.

## Bedroom 3

2 x Double glazed windows & radiator.

## Bedroom 4

Currently utilised as a walk in wardrobe- double glazed window & radiator.

## Bathroom

Double glazed window, tiled floor, tiled walls, heated towel rail, WC, basin, bath with thermostatic shower & spotlights.

## Externally

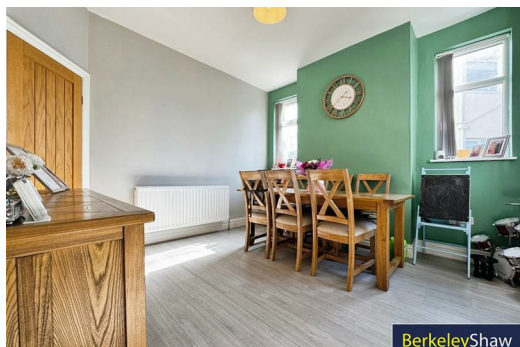
Walled and gated rear yard with communal side access to rear storage unit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



We warrant that the information has been made to ensure the accuracy of the description contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metreplan v2015



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